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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21B/0389**

**Appeal** by Keith Kirwan care of Peter Brennan of Hayfield House, Knocklyon Road, Templeogue, Dublin against the decision made on the 1st day of September, 2021 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Ground floor extension to the rear, an attic conversion to habitable status comprising three bedrooms and a bathroom, provision of two dormer roofs and windows to the front and rear, reconfiguring the ground floor layout with provision of a window to the side passage, infilling the porch area, and all ancillary works necessary to facilitate the development at 28 Mountdown Park, Manor Estate, Dublin.

## Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be as submitted with the planning application. Changes to the finishes shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

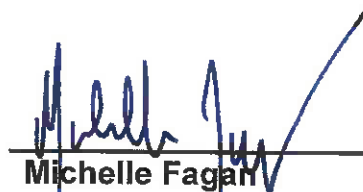
**Reason:** In the interest of visual amenity.

## Reasons and Considerations

Having regard to the design and form of the existing dwelling, to the established characteristics of development in the Moundown residential development, and to the evolving changes attributable to the range and extent of alterations and additions to dwellings in the area, particularly at attic level, it is considered that use of a standing seam cladding in zinc as an external finish for dormer attic extension would not seriously injure the visual and residential amenities of existing and adjoining development and would be in accordance with the proper planning and sustainable development of the area.

## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



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Michelle Fagan

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 11<sup>th</sup> day of January 2022.

